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Planning Board Minutes

Tuesday, October 11, 2005

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Memorial Building
150 Concord Street, Ward Room

8 Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairperson, Sue Bernstein
9 Carol Spack, Clerk. Absent: Andrea Carr-Evans. Also present Jay Grande, Planning Board
10 Director.

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12 Meeting was called to order at 7:30 pm

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14 **ANR Plan Review for 25 Apple D'or Road**

15 Ann Welles moved that the Framingham Planning Board endorse the Plan of Land thought
16 not to require Subdivision Approval. Sue Bernstein seconded the motion. The vote was four
17 in favor, 0 opposed.

18 **I. Signing of Plan for Modification to a Scenic Road at 99 Parmenter Road.**

19 The Board consensus was to sign the plan.
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21 **III. Continued Public Hearing for Genzyme Science Building at 49-55 New York Ave.**

22 The public hearing was continued to Thursday November 3, 2005 at 9:00 p.m.
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24 **IV. Miscellaneous Administrative**

25 General discussion between Planning Board Members. The Board directed the Planning
26 Board Director to follow up on the following items.

- 27 1. Wayside Circle Subdivision - Conduct a site visit with the Town Engineer to ensure
28 that the no cut zone is not being compromised.
- 29 2. Connector Road – Follow up with Building Inspectors to prevent delivery vehicles
30 parking on roadway.
- 31 3. NSTAR – Request Nick Palmer to report on when work will be finished.
- 32 4. Bishop Street Lots – Contact Building Commissioner concerning verification that the
33 lots comply with the Erosion Control, Earth Removal and Land Clearing By-Laws
34 prior to issuing building permits.

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3 **V. Occupancy Permit Extension, 1670 Worcester Road, Dunkin Donuts**

4 The Planning Board noted numerous site issues that needed to be addressed, including but
5 not limited to: street address on sign, window backings, vinyl awnings, illegal signs in
6 planted landscape islands, drainage problem, sign in entrance, curbing in disrepair, lack of
7 curbing, and landscaping in poor condition. The Planning Board agreed to extend the
8 temporary occupancy permit to November 30, 2005. Motion was made by Carol Spack.
9 Seconded by Sue Bernstein. The vote was 4 in favor.
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11 **VI. Zoning Board of Appeals Application for 597 Old Connecticut Path.**

12 The Planning Board discussed the application and directed the Planning Board Director to
13 draft a recommendation on this project to the Zoning Board of Appeals. The Board
14 identified the following areas of concern, environmental and parking impacts, specifically,
15 insufficient noise data, gravel parking, idling trucks, on-site fuel storage, lack of storm water
16 drainage report, wash out area, sediment control for stormceptors, lack of operation and
17 maintenance procedures for storm water control, wind blown erosion, lack of vegetative
18 buffers, visual impacts, lighting is to high, necessity of the 70 foot tower questioned, number
19 of parking spaces, site/stopping distances at driveway entrance onto Old Connecticut Path
20 and radii, left turn template, existing and proposed uses included in traffic study questioned,
21 exclusion of existing building from FAR, need for 593 review consultants, proximity of
22 parking, landscape plan does not match, lack of construction details, and concern with
23 loading areas.
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25 **VII. Executive Session, Nexum Litigation**

26 10:45 p.m. Motion by Ann Welles to enter into in executive session for the purposes of
27 discussing and following the executive session the Board will reconvene for the purposes of
28 adjournment. The motion was seconded by Carol Spack. Roll Call vote: Tom Mahoney,
29 Yes, Sue Bernstein, Yes, Carol Spack, Yes, and Ann Welles, Yes.
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